

CITY OF VANCOUVER

APR 9 1970

SPECIAL COUNCIL - APRIL 9, 1970PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, April 9, 1970, at 2:00 p.m.

PRESENT: Aldermen Adams, Bird, Broome, Calder, Hardwick,  
Linnell, Phillips, Rankin, Wilson

Chairman in the absence of His Worship the Mayor was Deputy Mayor Sweeney.

ABSENT: His Worship Mayor Campbell (on leave)

CLERK TO THE COUNCIL: M. James

Committee of the Whole

MOVED by Alderman Bird,  
SECONDED by Alderman Adams,

THAT this Council do resolve itself into Committee of the Whole, Deputy Mayor Sweeney in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED

1. Land lying on the North Side of South West Marine Drive and Glendalough Place

An application was received from Mrs. M. Spence to rezone Lot B, Block 3, D. L. 2027, Group 1, N.W.D.

FROM: RS-1 One Family Dwelling District  
TO: CD-1 Comprehensive Development District

The application was approved by the Technical Planning Board subject to the uses being restricted to town houses or garden apartments and such zoning to be not given the three readings of the amending by-law by Council until prior compliance by the owners with the following conditions:

- "1. Dedication of the southerly 17' for future widening of South West Marine Drive and 12' on the easterly side of the site for the widening of Glendalough Place from 40' to 52'. The cost of the widening, paving, curbing and any required utilities of Glendalough Place to the owner's account.
2. The floor space ratio not to exceed 0.50 which shall be measured to the outer limits of the building including all floors except that portion of the basement containing garages, same calculated on the net area of the site after dedication.
3. All services including any transformers, cablevision, etc. to be underground and the proposed wall surrounding the property to be lowered.
4. The detailed scheme of development which shall not exceed two storeys in height plus basement to be first approved by the Technical Planning Board after report thereon has been considered by the Town Planning Commission and City Council and after advice from the Design Panel on the design of the building.

. . . Cont'd.

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Clause #1 Cont'd.

It is further recommended that should the above conditions or such other conditions as set by City Council following a Public Hearing not be complied with by the owners in order to permit the three readings of the amended by-law to be implemented within 180 days from this date (public hearing date) this approval shall expire."

The application was also approved by the Town Planning Commission subject to the conditions as set out by the Technical Planning Board.

Council heard delegations in opposition from Mr. C. E. Hamilton, 3506 West 43rd Avenue; Mr. Leonard Stein, 6056 Collingwood Street, who also submitted a petition of property owners in the area in opposition; Mr. R. Haynes, on behalf of Dr. and Mrs. S. A. McFetridge; Mr. J. A. Wickson, 6130 Glendalough Place; Mr. J. P. McMartin, 3896 West 50th.

Mr. Peter S. Hyndman, Solicitor for the applicant, and Mr. Arthur C. Erickson, Architect of the proposed development spoke on behalf of the applicant and in support of the development.

MOVED by Alderman Bird,

THAT the foregoing application be not approved.

- CARRIED

2. Land on the South Side of 10th Avenue between Commercial and Victoria Drives

An application was received from Mr. Peter Cole, Architect, to rezone Lots 38-43, Block 162, D. L. 264A, which is land lying on the South Side of 10th Avenue between Commercial and Victoria Streets.

FROM: RT-2 Two Family Dwelling District  
TO: C-2 Commercial District

The application was not approved by the Technical Planning Board for the following reasons:

- "1. The extension of the C-2 Commercial Zone in this area is not considered desirable and the development as proposed would not be compatible with the surrounding residences.
2. A great deal of the C-2 Commercial zoned lands on both sides of Commercial Drive from Venables Street to the north of 14th Avenue on the south is either vacant, underdeveloped or contains very old buildings, all requiring redevelopment."

The application was approved by the Town Planning Commission.

Council heard a delegation of Mrs. L.G.S. Wong of 1810 East 10th Avenue in opposition to the application.

Mr. Boyd Ferris, Solicitor, spoke in support of the application.

The Director of Planning, and the Zoning Planner explained in detail the regulations entailed in C-2 Zoning and that the development as proposed by the applicant would need the approval of the Board of Variance before it could be constructed. The Zoning Planner spoke also to the need for amendment to the landscape buffer zones.

. . . Cont'd.

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Clause #2 Cont'd.

MOVED by Alderman Wilson,

THAT the application be approved and such zoning to be not given the three readings of the amending by-law by Council until prior compliance by the owners with the following conditions:

1. The detailed scheme of development to be first approved by the Technical Planning Board, the scheme of development not to be materially different from that submitted by the applicant and prepared by Peter Cole and Marked "Received City Planning Department December 3, 1969", after advice from the Design Panel on the architectural design of the structure. Except, the said scheme to be amended to provide a 24' landscaped setback continuous along 10th Avenue with the exception of 2 means of ingress and egress, same being directly across said 24' landscaped setback, maintaining a 7' landscaped setback along the easterly property line, and a 4' landscaped setback and screening along the east/west lane with adequate tree planting and landscaping within the site.
2. Lots 38-43, Block 162, D.L. 264A, to be first consolidated into one parcel and so registered in the Land Registry Office after dedication of the south 5' to the City for widening the lane to a minimum of 20'.
3. All signs and advertisements to be first approved by the Technical Planning Board. However, such signs or advertisements to be restricted to fascia signs only, non-flashing, with no signs or advertisements on the south side of the structure.
4. Information to be first submitted to the approval of City Council that Lot 37, Block 162, D.L. 264A lying immediately to the west will not be left as an RT-2 Two Family Dwelling District zone but developed in a commercial manner forming part of the existing development now located on Lots A, B, C & D, Block 162, D.L. 264A.
5. The owners can and do obtain relaxation of the C-2 District Schedule of the Zoning and Development By-law from the Board of Variance to permit a structure six storeys in height and 73' in height in lieu of the permitted 3 storeys and 40' in height.

AMENDED  
SEE PAGE 30

AMENDED  
SEE PAGE 304

- CARRIED

3. Land on the South Side of 10th Avenue between Commercial and Victoria Drives

An application was received from Pitkethy and Buzza Ltd. to rezone Lot 37, Block 162, D.L. 264A situated on the South Side of 10th Avenue between Commercial and Victoria Drives.

FROM: RT-2 Two Family Dwelling District  
TO: C-2 Commercial District

The application is approved by the Technical Planning Board subject to prior compliance by the owners to the following conditions:

. . . Cont'd.

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Clause #3 Cont'd.

- "1. Dedication of the southerly 5' of Lot 37, Block 162, D.L. 264A for future lane widening.
2. Consolidation of Lots A, B, C, D and 37 into one parcel and so registered in the Land Registry Office.
3. The detailed scheme of development including any use of Lot 37, Block 162, D.L. 264A which may include additions to the existing building, the provision of suitable off-street parking and off-street loading to be first approved by the Technical Planning Board.

It is further recommended that should the above conditions or such other conditions as set by Council not be complied with by the owners in order to permit the three readings of the amending by-law to be implemented within 120 days from this date (public hearing date) then this approval shall expire."

The application is also approved by the Technical Planning Commission subject to the conditions as set by the Technical Planning Board.

No delegations appeared to speak to this matter.

MOVED by Alderman Adams,

THAT the application be approved and the by-law considered by Council at the same time as the by-law concerning the rezoning of Lots 38-43, Block 162, D. L. 264A.

- CARRIED

4. Land on the South West Corner of 48th Avenue and Oak Street

An application was received from III Industries of Canada Ltd. for the rezoning of Lots 11 and 12, Sub 13, Block 10, D.L. 526, being property situated on the South West Corner of 48th Avenue and Oak Street.

FROM: RS-1 One Family Dwelling District  
TO: CD-1 Comprehensive Development District

The application was approved by the Technical Planning Board subject to the uses being restricted to a restaurant excluding drive-in or take-out. The three readings to the amending by-law not to be given until prior compliance by the owners to the following conditions:

- "1. Consolidation of Lots 11, 12, Sub. 13, Block 10, D.L. 526 into one parcel and so registered in the Land Registry Office.
2. The detailed scheme of development to be first approved by the Technical Planning Board after a report thereon to the Town Planning Commission and City Council, such scheme to include a minimum landscaped setback of 24' along Oak Street, 8' along 48th Avenue except for ingress and egress, 5' landscaped and tree planting area along the north south lane and the southerly property line plus a suitable screened wall.

. . . Cont'd.

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Clause #4 Cont'd.

3. The building to be first redesigned more residential in character and in keeping with the surrounding residential properties.
4. One sign only (non-flashing) to be permitted, other than small directional signs, such sign to be located adjacent to the building and behind the 24' landscaped setback from Oak Street.
5. Design of the building to be approved by the Technical Planning Board after advice from the Design Panel.
6. Satisfactory arrangements for garbage disposal, loading and unloading and control of fumes to the approval of the Technical Planning Board.

It is further recommended should the above conditions or such other conditions as set by Council following a Public Hearing not be complied with by the owners in order to permit the 3 readings of the amending by-law to be implemented within 120 days from this date (public hearing date) then this approval shall expire."

The application was not approved by the Town Planning Commission.

Council heard the following in opposition to the application:

Mr. Norman Samuels, 1026 West 48th Avenue, who also submitted a petition signed by 129 residents of the area. Also in opposition, Mr. Joseph H. Cohen, 1035 West 48th, and Mr. D. Ziegler, 1107 West 48th.

Council also heard in support of the application from Mr. Howard N. Milner of International Industries Inc., Mr. Scheldon Saslow, Architect for the applicant, and Mr. Dryvynsyde, Solicitor for the applicant.

MOVED by Alderman Calder,  
THAT the application be not approved.

- CARRIED

5. To amend Schedule "G" of the Zoning and Development By-law--Special Sign Control.

An application was received from the Director of Planning to amend Schedule "G" of the Zoning and Development By-law to extend the areas of Special Sign Control and applicable regulations all in accordance with the draft by-law pertaining to bridge approaches to the following:

- i) Granville Street Bridge
- ii) Burrard Street Bridge
- iii) Connaught Bridge
- iv) Georgia Viaduct
- v) Oak Street Bridge
- vi) Fraser Street Bridge
- vii) A new airport access bridge, and
- viii) Any freeway route through the City

The application was approved by the Technical Planning Board and the Town Planning Commission

At the time of consideration of this item Council had before it the following resolution which was passed by Council at the regular meeting of March 3:

. . Cont'd.

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Clause No. 5 Cont'd.

"THAT in amending the By-law, the following three proposals be considered by Council at a Public Hearing to be held:

- (a) A restriction on animated or flashing signs previously applied to sites adjoining the Trans-Canada Highway.
- (b) The number of free-standing signs on any one site shall be limited to one.
- (c) Third party signs be removed at the expiration of the contract."

Council was advised it did not have the power at the present time to enact (c) above.

Council heard the following:

(A) Mr. Frank Low-Beer, President of the Community Arts Council of Vancouver. The Council agrees with this proposed amendment but recommends that further controls should be extended, particularly in the three examples quoted in the previous resolution of Council.

The Community Arts Council also recommends that action be taken immediately to prohibit roof, projecting, and third-party signs on Georgia Street and Burrard Street.

(B) Mr. G. Spencer, Executive Director of the Community Planning Association of Canada appeared on behalf of the Community Planning Association of Canada and submitted a brief outlining the Association's comments on Signed Control.

(C) Mr. W. A. Street, Solicitor, appeared on behalf of the Illuminated Sign Manufacturers' Association and submitted an oral brief. The brief suggested two changes in the proposed by-law in connection with two sections of the by-law.

MOVED by Alderman Wilson,

THAT the foregoing application of the Director of Planning to amend Schedule "G" of the Zoning and Development By-law be approved after inserting the following words:

"More than 12 inches" after the word 'project' in viii) of 'A. Signs' of Clause '(e)' of Sub-section (21) of Section 10 of the Zoning and Development By-law."

MOVED by Alderman Linnell in amendment,

- "(a) A restriction on animated or flashing signs previously applied to sites adjoining the Trans-Canada Highway.
- (b) The number of free-standing signs on any one site shall be limited to one."

On request the above were split and recorded as follows:

MOVED by Alderman Linnell,

- "(a) A restriction on animated or flashing signs previously applied to sites adjoining the Trans-Canada Highway."

- CARRIED

. . . Cont'd.

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Clause No. 5 Cont'd.

MOVED by Alderman Linnell,

"(b) The number of free-standing signs on any one site shall be limited to one."

- CARRIED

The motion by Alderman Wilson as amended by the motions of Alderman Linnell was put as follows:

THAT the foregoing application of the Director of Planning to amend Schedule "G" of the Zoning and Development By-law be approved after inserting the following:

"I. 'More than 12 inches' after the word 'project' in viii) of 'A Signs' of Clause '(e)' of Sub-section (21) of Section 10 of the Zoning and Development By-law.

II. Amendment to place a restriction on animated or flashing signs previously applied to sites adjoining the Trans-Canada Highway.

III. Amendment to provide the number of free-standing signs on any one site shall be limited to one."

- CARRIED

6(A) Lands lying on the East Side of Kerr Street, South of 54th Avenue, i.e. for a distance of approximately 1,650 feet east of Kerr Street and approximately 1,900 feet south of 54th Avenue.

An application was received from the Director of Planning requesting the rezoning of lands lying on the East Side of Kerr Street South of 54th Avenue, i.e. for a distance of approximately 1,650 feet east of Kerr Street and approximately 1,900 feet south of 54th Avenue.

FROM: RS-1 One Family Dwelling District  
TO: CD-1 Comprehensive Development District

The application has been approved by the Technical Planning Board subject to the uses being restricted to apartments (both garden and high rise), town houses, senior citizens' and public housing, commercial uses including retail, service and entertainment parks and ancillary uses to the foregoing: subject to such conditions as Council may be resolution prescribe pursuant to section 565 (f) of the Vancouver Charter.

The application has also been approved by the Town Planning Commission.

6(B) Irregular shaped areas of land lying generally south of 49th Avenue and bounded partially on the east by Boundary Road and partially on the west by Tyne Street

An application was also received from the Director of Planning to rezone irregular shaped areas of land lying generally south of 49th Avenue and bounded partially on the east by Boundary Road and partially on the west by Tyne Street.

FROM: RS-1 One Family Dwelling District  
TO: CD-1 Comprehensive Development District

. . Cont'd.

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Clause No. 6 Cont'd.

The application was approved by the Technical Planning Board subject to the uses being restricted to town houses (both private and public housing), public parks, and ancillary uses to the foregoing: subject to such conditions as Council may by resolution prescribe pursuant to Section 565 (f) of the Vancouver Charter.

The application was also approved by the Town Planning Commission.

Council heard representations from Mrs. R. Coburn of 6987 Tyne Street representing the Killarney Fraserview Area Council. Mrs. Coburn submitted a written brief which requested a Council deferment of these two area's rezoning to provide time for the present residents of the area to make submissions to Council.

MOVED by Alderman Wilson,

THAT the Public Hearing be continued on Tuesday, April 21, at 2:00 p.m. and that this application be referred to that adjourned Public Hearing.

- CARRIED

MOVED by Alderman Adams,

THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Alderman Wilson,  
SECONDED by Alderman Adams,

THAT the report of the Committee of the Whole be adopted and the Corporation Council be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

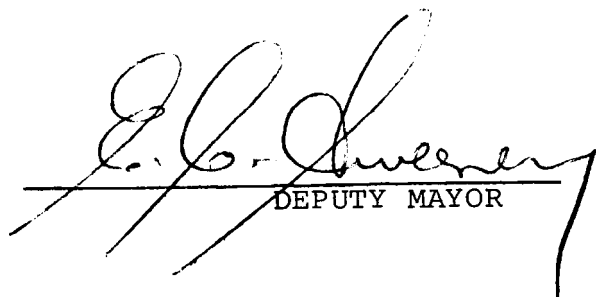
- CARRIED

During the consideration of the above items Council observed a short recess at approximately 3:45 p.m.

The Council then adjourned.

\* \* \* \*

The foregoing are Minutes of the City Council meeting (Public Hearing) dated April 9, 1970.

  
DEPUTY MAYOR

  
CITY CLERK